



AGENDA

DESIGN REVIEW BOARD

Monday, March 24, 2008, 11:00 a.m.

City Hall Council Chambers

1101 Texas Avenue

College Station, Texas

-
1. Call to Order
 2. Consideration, discussion and possible action to approve meeting Minutes.
 - January 11, 2008
 - February 22, 2008
 3. Presentation, possible action and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. **Case # 08-00500043 (CH)**
 4. Presentation, possible action and discussion regarding sign details and building colors for Grand Station Entertainment, located at 2400 Earl Rudder Freeway South in the Wolf Pen Creek Zoning District. **Case # 08-00500023 (JP)**
 5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Monday, March 24, 2008 at 11:00 a.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2008 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2008.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, January 11, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Nancy Sawtelle, and Alan King

Board Members Absent: Hunter Goodwin

Staff Present: Staff Planners Jason Schubert and Matt Robinson, Senior Planner Lindsay Boyer, and Staff Assistants Nicole Padilla and Mandi Alford

Others Present: Alex Fazzino and Grant Barnby

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:00 a.m.

AGENDA ITEM NO. 2: Consider Absence request

~ Ward Wells

Nancy Sawtelle motioned to approve absence request. Alan King seconded the motion; which passed unopposed (3-0).

AGENDA ITEM NO. 3: Possible action and discussion to approve meeting minutes for December 14, 2007.

Alan King motioned to approve the meeting minutes. The motion was seconded by Nancy Sawtelle and passed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion for a variance to Non-Residential Architectural building material requirements for McDonald's Restaurant located at 1101 William D. Fitch Parkway. Case #07-00500324 (MR)

Matt Robinson, Staff Planner, presented the item stating the applicant has proposed the use of a molded plastic or fiberglass canopy to cover a Redbox DVD rental vending machine to be used at a restaurant located at 1101 William D. Fitch Parkway.

Alan King motioned to approve the use of the molded plastic or fiberglass material for the canopy of a Redbox DVD rental vending machine kiosk to be used at a restaurant located at 1101 William D. Fitch Parkway. Nancy Sawtelle seconded; motion passed (4-0).

AGENDA ITEM NO. 5: Presentation, possible action, and discussion regarding sign details for Carino's Italian Grill located at 620 Harvey Road in the Wolf Pen Creek Zoning District. Case #07-00500321 (JS)

Jason Schubert, Staff Planner, presented the item stating that this item had come before the Design Review Board on August 24th wherein the Applicant received approval for their request to replace the signage and the details thereto for a restaurant located at 620 Harvey Road in the Wolf Pen Creek Zoning District. He further explained that Staff observed a discrepancy between the proposed and installed signs, involving the main background color, PMS-141, which appeared to be a brighter yellow than the gold color originally provided by the Applicant and the Applicant has resubmitted this item to have the sign and colors approved as installed.

Grant Barnby of Wakefield Signs, Applicant, answered questions in general from the Board Members, particularly the inaccuracy of the digitally printed samples of the colors presented to the Design Review Board versus the actual painted colors used on the sign.

Ward Wells expressed the need to inform staff that the color difference does happen quite frequently and requested that future applicants present samples of the material instead of digitally printed color samples. Nancy Sawtelle concurred.

Ward Wells motioned to approve the sign and colors as built for Carino's Italian Grill located at 620 Harvey Road located in the Wolf Pen Creek Zoning District. Alan King seconded, motioned passed (4-0).

AGENDA ITEM NO. 6: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were discussed.

AGENDA ITEM NO. 7: Adjourn

Ward Wells motioned for adjournment. Alan King seconded the motion; which passed (4-0).

Meeting adjourned at 11:23 a.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant



Minutes
Design Review Board
Friday, February 22, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Nancy Sawtelle, Alan King, and Hunter Goodwin

Staff Present: Senior Planner Lindsay Boyer and Staff Assistant Nicole Padilla

Others Present: Lenwood Adams, Russell Stogsn, and Charles Lanningham

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:04 a.m.

AGENDA ITEM NO. 2: Consider Absence request

~ Hunter Goodwin

Alan King motioned to approve absence request. Nancy Sawtelle seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion on a Special District Site Plan in the Wolf Pen Creek Corridor for University Commons Phase 3, consisting of 1 new building on 1.56 acres located at 950 Colgate Drive. Case #07-00500221 (LB)

Lindsay Boyer, Senior Planner, presented the item stating the applicant is proposing to expand the University Commons Apartments to Phase 3 to include 42 new one-bedroom apartments, the dedication of the floodway on the property to the Wolf Pen Creek Park, and the construction of a retaining wall along the floodway line. She answered questions in general from the Board Members.

Chairman Nichols expressed his approval of the expansion of currently well maintained and unique apartments.

Nancy Sawtelle motioned to approve expansion of the University Commons Apartments to Phase 3 to include the 42 new one-bedroom apartments, the dedication of the floodway to the Wolf Pen Creek Park, the construction of a retaining wall along the floodway line, and to address staff review comments that included to provide detail in compliance with the Site Design Standards for the curbing and dumpster enclosures on Sheet 2 of 14. Alan King seconded; motion passed (5-0).

AGENDA ITEM NO. 6: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Chairman Nichols requested an update on the current status of the search for new Design Review Board Members.

AGENDA ITEM NO. 7: Adjourn

Hunter Goodwin motioned for adjournment. Alan King seconded the motion; which passed (5-0).

Meeting adjourned at 11:25 a.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant

**DESIGN REVIEW BOARD
STAFF REPORT**

Project Manager: Crissy Hartl, AICP, Staff Planner
Email: chartl@cstx.gov

Report Date: March 9, 2008
Meeting Date: March 24, 2008

**For
CORNER BAR (DRB) (08-00500043)**

Zoning District: NG-1 Core Northgate

Location: 401 University Drive

Applicant: Barry Ivins, Business Manager

Item Summary: The applicant is requesting waivers for relief from the building design standards for historic properties to add a rooftop bar to the Sparks Building.

Item Background: The applicant has proposed a building plan which would utilize the roof of the Sparks Building, located at the intersection of College Main and University Drive. According to the Northgate Historic Resources Survey, the subject property was built in 1925 and is listed as a high priority property for preservation. This building was rehabilitated in 1997 with the assistance of the City of College Station Façade Improvement Program funds.

The proposed building plan includes the construction of a structure on the roof as well as a seating area for their customers, which will be guarded by a 50" tall metal rail. The 2006 International Building Code requires a minimum of 42" guard. The applicant has proposed to recess the guardrail 2' from the building edge and use a paint color from the City's approved color palette, which resembles the color black. It has been determined that the building structure will not be visible from the rights-of-way of the surrounding streets, and is therefore not a part of the subject waiver request.

According to Section 5.6.B.3.b Building Design Considerations for Historic Properties - Standards, the rehabilitation of historic properties, are subject to the following standards:

1. The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
3. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.

Staff reviewed the proposed plan for the rooftop guardrail according to the above standards in the Unified Development Ordinance as well as the Secretary of Interior's Standards for the Treatment of Historic Properties. Staff has determined that the historic character and appearance of the building will not be retained.

Issues/Items for Review: In relation to the rooftop fencing, the Design Review Board may grant relief from the building design standards for historic properties if they find the proposed building additions generally conform to Section 5.6.B.3.b Standards and the historical appearance and architectural character of the building are preserved.

Supporting Materials:

1. Application
2. Secretary of the Interior's Standards for the Treatment of Historic Properties
3. Copy of proposed building plans and elevations (included in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>08-43</u>
DATE SUBMITTED:	<u>3-30-08</u>

10:05
KW

DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ KW \$150 Application Fee
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Barry Ivins
Street Address 401 University Dr. City College Station
State TX Zip Code 77840 E-Mail Address _____
Phone Number 979.220.6999 Fax Number 979.680.9898

PROPERTY OWNER'S INFORMATION:

Name Shelton Family Partnership [c/o Fred Shelton]
Street Address 3501 Gillon Avenue City Dallas
State TX Zip Code 75205 E-Mail Address _____
Phone Number _____ Fax Number 214.526.2366

LOCATION OF PROPERTY:

Address 401 University Drive
Lot 1,2,3, part 4 Block 2 Subdivision Boyett Subdivision
Description if there is no Lot, Block and Subdivision _____

CURRENT ZONING OF SUBJECT PROPERTY: NG-1

APPEAL/WAIVER REQUESTED: (Circle One)

NRA Requirements	<u>Northgate Requirements</u>	Buffer Requirements
Driveways	WPC Parking	Site Plan Review Criteria
Krenak Tap Corridor Overlay District		
Other:	_____	

Explanation of appeal/waiver request: Definition of what maintains the historic character of the building façade.

Applicable Ordinance Section: Wavier 5.6.14.a – Requirement 5.6.B.3.b

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

The proposed railing (required by code) can be placed near the edge of the existing wall plane and not be considered as detracting from the "historic" façade of the building. It can be clearly represented as an alteration to the façade and not part of the original façade.


The unnecessary hardship (s) involved by meeting the provisions of the ordinance other *than financial hardship* is/are:

The following alternatives to the requested variance are possible:

Setting back the railings & structures to be out of view from the surrounding streets/right of ways.

An acceptable material for the railing that would allow it to be placed at or near the edge of the façade and still maintain the "historic" character of the façade.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.

 AIA, ARCHITECT
Signature and Title

03.03.08
Date

New Additions to Historic Buildings

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition in a manner that makes clear what is historic and what is new.

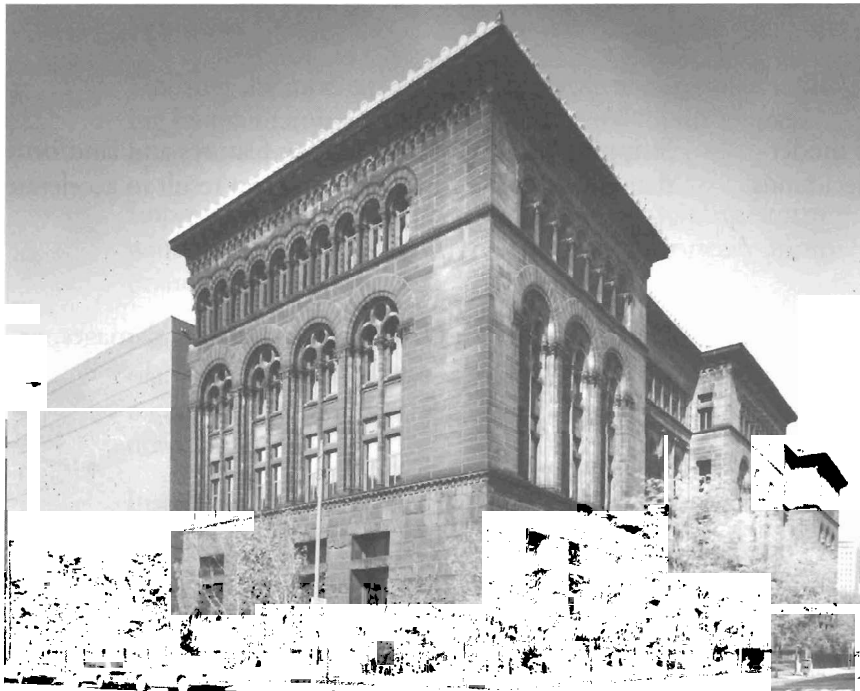
Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in a new addition.



Rehabilitation, like Preservation, acknowledges a building's change over time; the retention and repair of existing historic materials and features is thus always recommended. However, unlike Preservation, the dual goal of Rehabilitation is to—respectfully—add to or alter a building in order to meet new use requirements. This downtown Chicago library was expanded in 1981 when additional space was required with light and humidity control for the rare book collection. The compatible 10-story wing was linked to the historic block on side and rear elevations. Its simple design is compatible with the historic form, features, and detailing; old and new are clearly differentiated. Photo: Dave Clifton.

Recommended

Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.

Not Recommended

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

**DESIGN REVIEW BOARD
WOLF PEN CREEK DESIGN DISTRICT
STAFF REPORT**

Project Manager: Jennifer Prochazka, AICP, Sr. Planner
E-mail: jprochazka@cstx.gov

Report Date: March 6, 2008
Meeting Date: March 24, 2008

**For
GRAND STATION ENTERTAINMENT**

Item: Presentation, possible action and discussion regarding sign details and building colors for Grand Station Entertainment, located at 2400 Earl Rudder Freeway South in the Wolf Pen Creek Zoning District.

Applicant: Mike Logan, President/CEO of Grand Station Entertainment

Item Summary: The applicant is requesting to repaint the building and to install signage for the Grand Station Entertainment Building, formally Wolf Pen Bowl. The proposed colors are Beguiling Mauve (SW 6269) and Sensational Sand (SW 6094), approved colors on the City's color palette. Color samples will be available at the meeting.

The proposal also includes four building signs and a new face for the existing freestanding sign. Sign details have been provided as an attachment. All signs and building colors within the Wolf Pen Creek district must receive approval from the Design Review Board.

Administrator Recommendations: Staff recommends approval of the proposed building colors and signage.

Issues/Items for Review:

1. **Building Colors** – Beguiling Mauve and Sensational Sand are approved colors on the City's color palette. The Unified Development Ordinance offers the following guidance to the Design Review Board when considering building colors:
 - **Section 5.6.A.8.h** states that colors shall be harmonious and that only compatible accent colors shall be used.
2. **Signage** – The proposed signs are in compliance with Section 7.4 Signs of the Unified Development Ordinance. The Design Review Board may use the following guidance when considering signs in Wolf Pen Creek:
 - **Section 5.6.A.11**
 - a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates
 - b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
 - c. The colors materials and lighting of every sign shall be restrained and harmonious with the building and site to which id principally relates.
 - d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

Attachments:

- 1. Application
- 2. Building elevations
- 3. Sign details
- 4. Color samples (available at the meeting)



FOR OFFICE USE ONLY	
CASE NO.	08-23
DATE SUBMITTED	02-06-08

10:30
AC

WOLF PEN CREEK BUILDING & SIGN REVIEW APPLICATION Design Review Board

MINIMUM SUBMITTAL REQUIREMENTS

- ☐ Application completed in full.
- ☒ \$200 Special District Review Fee.
- ☒ Ten (10) copies of facade details with dimensions.
- ☒ Ten (10) copies of sign details with dimensions.
- ☒ Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- ☒ Color and material samples.

Date of Preapplication Conference: _____

NAME OF BUSINESS GRAND STATION ENTERTAINMENT

ADDRESS 2400 EARL RUDDER FWY

LEGAL DESCRIPTION _____

PRESENT USE OF PROPERTY Bowling

PROPOSED USE OF PROPERTY Bowling, LASER TAG, Mini-Golf

APPLICANT'S INFORMATION:

Name MIKE LOGAN

Street Address 2400 EARL RUDDER FWY

City College Station State Tx. Zip Code 77840

E-Mail Address mike@grandstationent.com

Phone Number 979-696-1100 Fax Number 979-693-8810

PROPERTY OWNER'S INFORMATION:

Name SAME

Street Address _____

City _____ State _____ Zip Code _____

E-Mail Address _____

Phone Number _____ Fax Number _____

DESCRIPTION OF PROPOSED EXTERIOR CHANGES

- Painting the building*
 - Purple and Tan (Sherwin Williams # SW6983 and SW6094)
 - Letters on front will spell "Mini-Golf" "Laser Tag" & "Bowling"
These letters are 4' tall by?
 - New sign on front

AND/OR



ATTACHED SIGN

Square Footage 40' x 8.3"



FREESTANDING SIGN

Square Footage _____

All Wolf Pen Creek applications must be reviewed by the Design Review Board. Once a meeting is scheduled, the applicant will be notified of the date and time so that he can be present to discuss the proposal with the Board. The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Signature of Owner, Agent or Applicant

2-5-08

Date